



# City of San Antonio

## Agenda Memorandum

**File Number:**20-1470

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**Agenda Item Number:** 8.

**Agenda Date:** 2/13/2020

**In Control:** City Council A Session

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**DEPARTMENT:** Finance

**DEPARTMENT HEAD:** Troy Elliott

**COUNCIL DISTRICTS IMPACTED:** Citywide

### **SUBJECT:**

LED Lighting Retrofit for Convention and Sports Facilities

### **SUMMARY:**

This ordinance authorizes agreements with LED Electrical & Lighting Contractors and Wesco Services DBA SLS Energy to provide all labor, material and equipment to perform lighting retrofits at the Lila Cockrell Theater and the Alamodome Parking Lot A for a total cost of \$709,053.88. Funding for this contract is available through the Office of Sustainability's Energy Efficiency Fund.

### **BACKGROUND INFORMATION:**

Submitted for City Council consideration and action is the attached tabulation of six bid responses received to provide lighting retrofits at the Lila Cockrell Theater and the Alamodome Parking Lot A for a total cost of \$709,053.88. LED Electrical & Lighting Contractors submitted the low responsive bid for Item A, Lila Cockrell Theater and Wesco Services DBA SLS Energy was the low responsive bidder for Item C, Alamodome Parking Lot A. The bids submitted by LED Electrical & Lighting Contractors, and Wesco Services DBA SLS Energy, alternate bid, for Item C were deemed non-responsive for failure to meet the specification requirements contained in the bid document. In addition, Vector Technology LLC was deemed non-responsive by the Economic Development Department, Small Business Office for failure to meet the M/WBE Subcontracting Program goal. TD Industries, Inc. withdrew their bid. Staff recommends award of Item A to LED Electrical & Lighting Contractors and Item C to Wesco Services DBA SLS Energy original bid response.

The low responsive bidder for Item A, Lila Cockrell Theater, and Item C, Alamodome Parking Lot A, was determined by evaluating the aggregate cost of all line item pricing for each location. The aggregate cost is

inclusive of all costs necessary to complete the lighting retrofit for each location.

Based on lighting audits performed through the Office of Sustainability's consultant, opportunities for energy efficient lighting upgrades at the Lila Cockrell Theater and the Alamodome Parking Lot A were identified. Current lighting technologies in place shall be removed and replaced with more energy efficient LED technology that will reduce electricity consumption and cost, thereby creating a positive impact on the environment by reducing greenhouse gas emissions. The retrofit is to be completed within 12 weeks of contractor's receipt of purchase order.

## **ISSUE:**

This contract authorizes contractors to perform energy efficiency lighting retrofits for 385 light fixtures at the Lila Cockrell Theater and 176 light fixtures at the Alamodome Parking Lot A. The contractors will provide all labor, material and equipment to remove and replace lamps, fixtures, ballasts, lighting controls, and other equipment necessary at each location to improve the efficiency and light quality of existing infrastructure. The contractor will also ensure the equipment is operating properly and provide photographic documentation to the Office of Sustainability of the pre- and post-retrofit lighting quality at each location.

One-time CPS rebates are estimated at \$55,670.00 for the initial retrofitting of the energy efficient lighting. Annual energy savings are estimated at \$30,000.00 and 355,400 kilowatt hours (kWh). All installation work will be completed within 12 weeks of contractor's receipt of purchase order, unless an extension is granted by the Chief Sustainability Officer.

This project is proposed within the Municipal Facility Retrofit Program, which has funded energy retrofits in 187 City facilities to date, including the following projects: improving lighting fixture efficiency and installing lighting controls; installing solar window film to repel solar radiation and reduce air conditioning demand; replacing existing heating, ventilation, and air conditioning (HVAC) equipment with high efficiency models; "retro-commissioning" (equipment tuning, calibration, and optimization) facilities with building automation systems; installing pool pump controls to reduce over-circulation and energy waste at public pools; and installing programmable thermostats to conserve energy use by optimizing use of the HVAC equipment. Avoided costs of utilities, as well as CPS Energy rebate monies associated with this project, will be appropriated into the Energy Efficiency Fund.

LED Electrical & Lighting Contractors and Wesco Services DBA SLS Energy will provide the maximum standard manufacturer's warranty available, including both parts and labor, for all components and attachments. All warranties will be for a minimum period of 12 months. LED Electrical & Lighting Contractors shall provide a 3-year warranty on new equipment and accessories installed as part of upgrade to the existing ETC DMX Lighting Controls System. The warranty shall begin on the date the items are installed and accepted by City.

This contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program. LED Electrical & Lighting Contractors has satisfied the 26% Minority and/ or Women-Owned Business Enterprise (M/WBE) subcontracting goal through self-performance. Additionally, Wesco Services DBA SLS Energy has also committed to satisfying the subcontracting goal.

Item A and C: There were no responsive bids submitted from local bidders for this contract; therefore, the Local Preference Program was not applied.

The Veteran-Owned Business Program does not apply to non-professional service contracts, so no preference

was applied to this contract.

#### **ALTERNATIVES:**

Should this contract not be approved, the Lila Cockrell Theater and the Alamodome Parking Lot A may not receive energy retrofits needed to support and enhance the facilities. There will also be a negative impact on the environment as the retrofits are intended to decrease energy resources utilized by the facilities. Any delay in an energy retrofit to municipal facilities may affect the daily operations at an additional cost to the City in increased electrical and equipment maintenance costs.

#### **FISCAL IMPACT:**

This ordinance authorizes agreements with LED Electrical & Lighting Contractors and Wesco Services DBA SLS Energy to perform lighting retrofits at the Lila Cockrell Theater and the Alamodome Parking Lot A for a total cost of \$709,053.88. Funding for this contract is available through the Office of Sustainability's Energy Efficiency Fund.

#### **RECOMMENDATION:**

Staff recommends the approval of these contracts with LED Electrical & Lighting Contractors, Inc. and Wesco Services DBA SLS Energy to provide lighting retrofits at Lila Cockrell Theater and the Alamodome Parking Lot A for the Office of Sustainability for a total cost of \$709,053.88.

This contract is procured on the basis of low bid and a Contracts Disclosure Form is not required.